

Address: 930 & 934 W Washington , Alpena , MI ; 49707

	MLS#:	201824870		<p>Provided as a courtesy of Lisa Timm, Assoc Brk, ABR, CRS, GRI Banner Realty 259 South Ripley Boulevard Alpena, MI 49707 Office - (989) 356-1177 Direct - (989) 657-2856 lisatimm@charter.net http://www.bannerrealty.com</p>
	List Price:	\$ 199,000		
	Type:	Commercial/Vacant		
	Bus/Inv Descrip:	Vacant Land		
	Prop Type:	Commercial		
	Township/City/Village:	Alpena		
	County:	Alpena		
	In City Limits:	Yes		
	Current Zoning:	201 Com-Improv		
	Lake/River Other			

Tax ID	093-417-000-812-00 & 093-417-000-816-00	Owner/Tenant:	Fournier	Ownership Status	Owner
Approved by MLS:	Yes	Subdivision or T/R:	Hitchcock's	Sec# / Blk:	BLK 27

Public Remarks: Commercial Lots zoned CCD (Commercial Corridor District) is just under an acre, located just west of intersection of Ripley Blvd & Washington Av (M-32). Definitely a great location with high visibility along a major throughfare to the Bagley/M-32 Corridor, with 205 ft of roadway frontage & 2 large curb cuts to accommodate high traffic flow! Surrounding residential neighborhood offers a great customer base! Ground contamination clean-up has been completed by EGLE. Potential EGLE grants available for BEA and mixed-use development. With 2 curb cuts, this is also a perfect location for a drive-thru business, party store, mini-storage or high traffic facility. Existing nearby businesses include Marathon Gas Station, Car Wash, Used Car Sales, Auto Repair Shop and professional services.

Private Remarks: Property boundaries include hashed area on Survey. Deed for hashed area was not provided to surveyor at time of survey. See documents tab for deed & survey. Complete EGLE report available upon request. Aerial photos of animated property boundaries aren't always accurate. Buyers/their experts should verify measurements & boundaries.

Supplement Natural Gas and Municipal Amenities available! Property boundaries include hashed area on Survey. Deed for hashed area was not provided to surveyor at time of survey. See documents tab for deed & survey. Complete EGLE report available upon request.	
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Legal: Description 1: All that part of Lot 6 of Block 27 of Hitchcock;s First Addition to the City of Alpena, according to the recorded Plat thereof, lying on the Westerly side of the Detroit and Mackinac Railway Right-of-Way. Description 2: Lots 7, 10 and 11

Directions: Between Charlotte & Ripley, just west of Ripley.

Showing Instructions: Vacant

Electric: Other	Business Information: Real Estate Only
Gas: Other	Construction: Undeveloped
Water: Municipal	Occupant: Vacant
Sewer: Municipal	Taxes and Possession: Taxes: 3288.30; Tax Year: 2022; Special Assessments: No; Association Dues: No; Possession: Immediate
Road: Paved	Documents/Disclosure: Easements
Present/Ptntl Use: Automotive Service; Bar; Franchise; Medical/Dental; Mini Storage; Office; Party Store; Restaurant; Retail; Service; Vacant Land	Terms: Cash; Conventional Mort Drive: Concrete; Gravel Parking: Parking Lot Sign: Sign: Yes

DOM: 431	Orig List Price: \$ 215,000	Begin Date: 06/27/2023
Expire Date: 06/27/2025	Status Change Date: 12/28/2023	Foreclosure: No
Short Sale No	Type of Service: Full Service	

LM: Amanda Hunt Direct: (989) 255-3828; Office: amanda@bannerrealty.com;

LO: Banner Realty Office: (989) 356-1177

Co-LM: Lisa Timm of Banner Realty Direct: (989) 657-2856; Office: lisatimm@charter.net; www.bannerrealty.com



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